058.0	0004	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	689,300 / 689,300
					USE VALUE:	689,300 / 689,300
					ASSESSED:	689,300 / 689,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		BOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BULLOCK JAMES P--ETAL
Owner 2:	AUSTIN ROSE
Owner 3:	
Street 1:	34 BOW STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,170 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Vinyl Exterior and 1719 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5170.000	286,700		402,600	689,300
Total Card	0.119	286,700		402,600	689,300
Total Parcel	0.119	286,700		402,600	689,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.93 | /Parcel: 400.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 38444
GIS Ref
GIS Ref
Insp Date 08/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 058.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	286,700	0	5,170.	402,600	689,300	689,300	Year End Roll	12/18/2019
2019	101	FV	241,900	0	5,170.	396,800	638,700	638,700	Year End Roll	1/3/2019
2018	101	FV	239,900	0	5,170.	304,800	544,700	544,700	Year End Roll	12/20/2017
2017	101	FV	239,900	0	5,170.	287,600	527,500	527,500	Year End Roll	1/3/2017
2016	101	FV	239,900	0	5,170.	264,500	504,400	504,400	Year End	1/4/2016
2015	101	FV	226,600	0	5,170.	247,300	473,900	473,900	Year End Roll	12/11/2014
2014	101	FV	226,600	0	5,170.	227,700	454,300	454,300	Year End Roll	12/16/2013
2013	101	FV	226,600	0	5,170.	227,700	454,300	454,300		12/13/2012

!4969!

PRINT

Date	Time
12/10/20	19:55:39

LAST REV

Date	Time
09/25/18	09:08:02
apro	
4969	

USER DEFINED

Prior Id # 1:	38444
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHENG FUHING/ET	22342-339		8/28/1992		153,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2007	816	Siding	26,000					trim and gutters
7/18/2007	596	Re-Roof	6,435					
5/3/2006	327	Add Bath	28,600			G7	GR FY07	GFB W/ NEW FBTH
8/22/2005	755	Redo Kit	22,000	C		G7	GR FY07	
8/16/1996	398		4,000					ADD WDK 10X13

ACTIVITY INFORMATION

Date	Result	By	Name
8/27/2018	Meas/Inspect	BS	Barbara S
2/27/2009	Meas/Inspect	372	PATRIOT
7/20/2006	Permit Visit	BR	B Rossignol
4/19/2000	Inspected	243	PATRIOT
1/10/2000	Mailer Sent		
1/10/2000	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5170		Sq. Ft.	Site		0	70.	1.11	6									402,570						402,600	

Total AC/HA: 0.11869 | Total SF/SM: 5170 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 402,570 | Spl Credit | Total: 402,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G8	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	352159
Depreciation:	65502
Depreciated Total:	286658

COMMENTS

EST BMT, PDSA.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

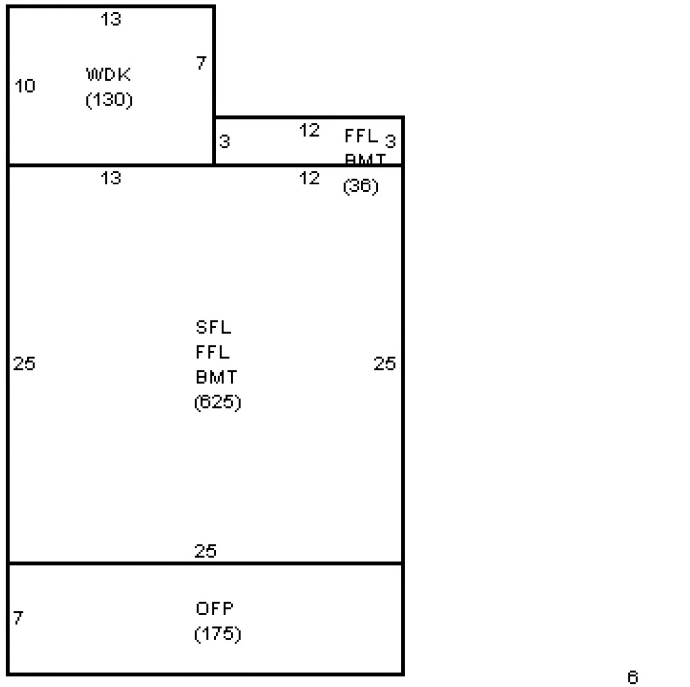
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	173.73
Special Features:	0	Val/Su Net:	130.91
Final Total:	286700	Val/Su SzAd	234.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	661	88.280	58,350
FFL	First Floor	661	173.730	114,834
SFL	Second Floor	563	173.730	97,722
OFP	Open Porch	175	25.670	4,492
WDK	Deck	130	13.550	1,762

Net Sketched Area:	2,190			Total:	277,160
Size Ad	1223.5	Gross Are	2252	FinArea	1719

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	G	
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

058.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2004	0.00	T	12	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	